



- NOTES:**
1. SEWAGE DISPOSAL SHALL BE INTO EXISTING CITY OF SAN ANTONIO FACILITIES.
  2. WATER SUPPLY SHALL BE FROM EXISTING CITY WATER BOARD LINES.
  3. CONSTRUCTION SCHEDULE:
    - a. OAKRIDGE VILLAGE UNIT 2 AND MAINLAND ROAD 1984.
    - b. ONE UNIT PER YEAR THEREAFTER (UNIT 6-1989).
  4. ALL PROPERTIES CONTAINED WITHIN THE HEAVY BORDER IS A PART OF THIS ROAD.

PLAN HAS BEEN ACCEPTED BY

COBA *Robert A. Smith*

7/27/04 54A  
(date) (number)

If no plate are filed, plan will expire

On 1/26/06

1st plat filed on

PROPOSED MAINLAND ROAD EXTENSION  
(PLANNING AND ENGINEERING BY)  
MIKE CUDY & ASSOC.

**OAKRIDGE VILLAGE SUBDIVISION  
PRELIMINARY OVERALL AREA  
DEVELOPMENT PLAN**

JOB NO. 1840.02

DATE AUGUST 1983

DRAWN

CHECKED

REVISIONS:  
AUG. 29, 1983  
JUL. 13, 2004

CITY OF SAN ANTONIO  
DEPT. OF PLANNING  
OFFICE OF DIRECTOR  
04 JUL 26 AM 1983

**PAPE DAWSON ENGINEERS**  
CITY & ENVIRONMENTAL  
SAN ANTONIO, TEXAS 78217  
514 BROADWAY  
512-34-3444

**City of San Antonio**  
**Planning Department**  
**Master Development Plan Section**  
**APPLICATION**

Date: 7-28-04

**Case Manager:**

Robert Lombrano , Planner II (**Even** File number)  
(210) 207-5014, rlombrano @sanantonio.gov

Ernest Brown, Planner II (**Odd** file Number)  
(210) 207-7207, ernestb@sanantonio.gov

**File Number:**

**\*\*Will this project be used in conjunction with a Tax Increment Financing Application (TIF): ☐ YES ☒ NO\*\***

If YES please note that higher standards have been adopted and are required for projects that involve City funds like TIF.  
For complete information and application of the Tax Increment Financing (TIF) and Reinvestment Zone Guidelines and Criteria,  
please call the Neighborhood Action Department at (210) 207-7881, (Indicate TIF Project Name on all submissions).

(Check One)

☒ Master Development Plan (MDP) (Formerly POADP)

☐ MDP/ P.U.D. Plan (combination)

☐ Master Plan Community District (MPCD)

☐ Traditional Neighborhood Development (TND)

☐ Flexible Development District

☐ Urban Development (UD)

☐ Farm and Ranch (FR)

☐ Rural Development (RD)

☐ Mix Light Industrial (MI-I)

☐ P.U.D. Plan

☐ Mixed Used District (MXD)

☐ Military Airport Overlay Zone (MAOZ)

☐ Manufactured Home Park Plan (MHPP)

☐ Pedestrian Plan (PP)

☐ Other:

**Master Plan Submittals: *Completeness Review Form* and 15 copies (folded) with *Planning Department Request for Review form* (attached) for respective departments or agencies**

Project Name: Enclave in the Woods Subdivision

Owner/Agent: Steven Hanan, P.E. Phone: (210) 495-6275 Fax: (210) 495-6350

Address: 14502 Brookhollow Blvd., #10 Zip code: 78232

Engineer/Surveyor: M.W. Cude Engineers, L.L.C. Phone: (210)681-2951 Fax: (210)523-7112

Address: 10325 Bandera Road San Antonio, TX Zip code: 78250

Contact Person Name: Ian Cude, P.E. E-mail: iancude@mwcude.com

February 23, 2004



City of San Antonio  
Planning Department  
Master Development Plan Section  
APPLICATION

(Continued)

Existing legal Description:

OAKRIDGE VILLAGE SUBDIVISION POADP *SCA*

Existing Zoning R6

Proposed Zoning R6

Projected # of Phases: 1

Number of dwelling units (lots) by Phases: 110

Total Number of lots: ~~117~~ 116 *SCA* divided by acreage: 31.67 = Density: 0.27

(PUD Only) Linear feet of street \_\_\_\_\_ ☐ Private ☐ Gated ☐ Attached

☐ Public ☐ Un-Gated ☐ Detached

(PUD Only) Total open space: \_\_\_\_\_ divided by total acreage: \_\_\_\_\_ = Open Space \_\_\_\_\_ %

(PUD Only) Type of gate (guard/mag card/key/transmitter/etc.): \_\_\_\_\_

(PUD Only) Construction start date: \_\_\_\_\_

(PUD Only) X/Y coordinates at major street entrance: X: \_\_\_\_\_ Y: \_\_\_\_\_

**Site is over/within/includes:**

Edwards Aquifer Recharge Zone: ☐ Yes ☒ No

San Antonio City Limits? ☐ Yes ☒ No

Council District: 7 School District: N. I.S.D. Ferguson map grid: 547 B8-C8

Is there a previous Master Development Plan (a.k.a.POADP) for this Site?

Name Oakridge Village POADP No. 54

Is there a corresponding PUD for this site? Name \_\_\_\_\_ No. \_\_\_\_\_

Plats associated with this Master Development Plan (a.k.a.POADP) or site?

Name \_\_\_\_\_ No. \_\_\_\_\_

Name \_\_\_\_\_ No. \_\_\_\_\_

Name \_\_\_\_\_ No. \_\_\_\_\_

February 23, 2004

**City of San Antonio**  
**Planning Department**  
**Master Development Plan Section**  
**Technical Review**

☒ Name of the Master Development Plan or P.D.D. and the subdivision;

☒ City assigned Plan ID number;

☒ Name and address of owner of record, developer and engineer;

☐ The name names of all adjacent property owners as shown on current tax records;

☐ Certificate of agency or power of attorney if other than owner;

☐ Signature blocks for the chairperson and secretary (planning director or assignee);

NA ( PUD ONLY) Proposed covenants on the property, if any, including a map and legal description of area affected;

☐ Two points identified by Texas Planes Coordinates;

☐ Basis of bearing used and a north point;

☐ Boundary of the development and total acreage encompassed, thereby described and mapped at and appropriate scale;

☒ (MDP ONLY) topographic contour lines no greater than ten (10) feet;

NA (PUD ONLY) Existing topography with maximum contour intervals of two (2) feet, except where existing ground is on a slope of less than five percent (5%) then either one foot contours or spot elevation shall be provided where necessary.

☒ Date of preparation;

☒ Graphic and written scale and north arrow;

☒ A location map at a scale not less than 1"= 2,000 indicating the location and distance in relation to adjacent streets and all surrounding Major Thoroughfares. The location map is to be located in the top left hand corner of the sheet;

☐ Total area of property;

☐ All existing easements or right-of-way with street names impacting the development area, their nature and width;

☐ The approximate location and widths of all proposed public and private streets major thoroughfares, collectors and local B streets within the developments boundaries;

NA (PUD ONLY) The location of all proposed uses or zoning classification as applicable and the maximum allowable intensity (residential density or non-residential FAR);

February 23, 2004

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**City of San Antonio**  
**Planning Department**  
**Master Development Plan Section**

**Technical Review**

(Continued)

☒ (MDP ONLY) The location and general nature of proposed uses and proposed intensity (residential density or non-residential FAR)

NA (PUD ONLY) Notation of any restrictions required by the City Council in accordance with this Ordinance;

☒ The location and dimension of all proposed adjacent roadways, whether existing or proposed;

☐ The location and dimension of all proposed or existing lots.

☐ The location, dimensions, and area of all parcels of land proposed to be set aside for park or playground use or other public, or for the use of property owners in the proposed subdivision, where applicable.

☐ A development phasing schedule including the sequence for each phase; approximate size in area of each phase; and proposed phasing of construction of public improvements, recreation and common open space areas.

☐ The schematic of all existing and proposed streets, as well as proposed access points.

☐ The schematic location of the pedestrian circulation system including walkways and bicycle paths where applicable.

NA (Conservation Subdivisions Only) A slope analysis of the proposed development site showing slopes for the following percent of existing grades: 0-10%, 21-30%, 31-40%, and slopes exceeding 40%, including a tabulation of the number of acres in each slope percentage.

☐ A delineation of EARZ, wetlands and floodplains. Conservation Subdivision and PUD Plans shall also delineate Woodlands.

☐ The location, acreage, category and type of improvements if any for active and passive open space, including greenbelt and active recreation space areas, private recreational areas.

NA Tabulation of the number of acres in the proposed development, showing the total number of lots and area of open space for the site including the following:

(PUD ONLY)

(a) square footage of all buildings and structures

(b) for non-residential uses, multi-family dwellings, and any portion of a site located within the EARZ, the approximate location and area of impervious cover.

☐ A final statement in tabular form which sets forth the following data, when such data is applicable to a given development plan:

(a) total number of dwelling units, by development phase.

(b) Residential density and units per acre.

(c) (PUD Only) Total floor area ratio for each type of use.

(d) Total area in passive open space.

(e) Total area in active developed recreational open space.

(f) Total number of off-street parking and loading spaces.

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February 23, 2004



**City of San Antonio**  
**Planning Department**  
**Master Development Plan Section**

**Technical Review**

(Continued)

☐ Traffic Impact Analysis (section 35-502).

NA (PUD Only) Utilities plan.

☐ (M.D.P. Only) Location of property lines, existing easements, burial grounds, railroad rights-of-way, watercourses; location, width, and names of all existing or platted streets or other public ways within or immediately adjacent to the tract; names of adjacent property owners or subdivision from the latest certified assessment rolls.

NA (PUD Only) Lots numbered as approved by the City.

NA (PUD Only) Layout shall show where lot setbacks as required.

☐ Location and size in acres of school sites, as applicable.

☐ The exterior boundaries as indicated from deeds or other instruments of the development area giving lengths and bearings of the boundary lines, if the proposed development is bounded by a watercourse, a closing meander traverse of that boundary shall be made and shown on the site plan. Where curving boundaries are used, sufficient data to establish the boundary on the ground shall be given; including the curve's radius, central angle and arc length.

☐ A stormwater management plan (section 35-BII9)

**Owner or Authorized Representative:**

I certify that the <sup>revised</sup> A Oakridge Village Subd. ROADP Plan application and accompanying maps are complete and that the conditions listed on this application have been met.

Print Name: Steven Hanan, P.E. Signature: 

Date: 7-28-04 Phone: (210) 495-6275 Fax: (210) 495-6350 E-mail: hanans@satx.rr.com

CITY OF SAN ANTONIO  
DEPT. OF PLANNING  
OFFICE OF DIRECTOR  
04 JUL 30 AM 8:39

If you have any questions please call Michael O. Herrera, Special Projects Coordinator at 207-7038

February 23, 2004



# CITY OF SAN ANTONIO

July 27, 2004

Mr. Steve Hanan, P.E.  
CMH Investments, Inc.  
1402 Brook Hollow Blvd., #10  
San Antonio, TX 78213

Re: Oakridge Village (Amendment)

MDP # 54-A

Dear Mr. Hanan:

The City Staff Development Review Committee has reviewed Oakridge Village (Amendment) Master Development Plan M.D.P. # 54-A. Please find enclosed a signed copy for your files. Your plan was accepted, however please note the following:

- In consideration of public safety and convenience, excessive grades by reason of topography should be avoided in street layouts and arrangements.
- Any access and R.O.W. issues along state facilities will need to be resolved with the Texas Department of Transportation (TXDOT). For information about these requirements you can contact TXDOT at 615-5814.
- It will be expected that you will plat all of the property depicted in your Master Development Plan (M.D.P.) to include floodplains, drainage areas and open space.
- I would encourage you to work closely with the school district, so that they can plan accordingly.
- Bexar County Public Works as part of their conditional approval cite the following:  
It is understood that this is a conceptual plan and all regulations will be addressed at the time of platting.

Mr. Hanan  
Page 2  
July 27, 2004

Please note that this action by the committee does not establish any commitment for the provision of utilities, services or zoning of any type now or in the future by the City of San Antonio. If the proposed development is not platted in phases this Master Development Plan M.D.P. (formerly POADP) will be invalid.

**All Platting will have to comply with the Unified Development Code, Master Plan and Major Thoroughfare Plan for the city of San Antonio.**

If you have any questions regarding this matter, please contact Mr. Michael O. Herrera, at (210) 207-7038.

Sincerely,



Roderick Sanchez, AICP  
Development Service Assistance Director

RS/MH. Jr.

cc: Richard De La Cruz, P.E. Senior Engineer Development Services  
Arturo Villarreal Jr., P.E. Storm Water Engineering  
John McDonald, Senior Planner Parks Department  
Christina De La Cruz, P.E. Bexar County



**CMH INVESTMENTS**

14502 BROOKHOLLOW #10  
SAN ANTONIO, TX 78232

1154

88-2193/1140  
300

DATE July 28, 2004

PAY TO THE ORDER OF City of San Antonio

\$ 500.00

Five Hundred and 00/100 \* \* \* \* \* DOLLARS



**BROADWAY BANK**

P.O. Box 17001 • San Antonio, Texas 78217  
(210) 283-6500 • (800) 531-7650

FOR Enclave In The Woods

⑈001154⑈ ⑆114021933⑆

⑈0445266⑈

*Steven E. Hanan*

(210) 207-2014, [rommoranio@sanantonio.gov](mailto:rommoranio@sanantonio.gov)

Ernest Brown, Planner II (Odd file Number)  
(210) 207-7207, [ernestb@sanantonio.gov](mailto:ernestb@sanantonio.gov)

**\*\*Will this project be used in conjunction with a Tax Increment Financing Application (TIF): ☐ YES ☒ NO\*\***

If YES please note that higher standards have been adopted and are required for projects that involve City funds like TIF. For complete information and application of the Tax Increment Financing (TIF) and Reinvestment Zone Guidelines and Criteria, please call the Neighborhood Action Department at (210) 207-7881, (Indicate TIF Project Name on all submissions).

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Engineer/Surveyor: M.W. Cude Engineers, L.L.C. Phone: (210)681-2951 Fax: (210)523-7112

Address: 10325 Bandera Road San Antonio, TX Zip code: 78250

Contact Person Name: Ian Cude, P.E. E-mail: iancude@mwcude.com

February 23, 2004

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04 JUL 30 AM 8:39

**CMH Investments, Inc.**

14502 Brook Hollow Blvd., #10  
San Antonio, TX 78213

July 29, 2004

RE: Enclave in the Woods

ATTN: Michael Herrera

Michael, I am sending you an application for the revised Oakridge Village Subdivision P.O.A.D.P. along with the required check.

Brian Hanan

CITY OF SAN ANTONIO  
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OFFICE OF DIRECTOR  
04 JUL 30 AM 8:39



**CMH INVESTMENTS, LTD.**

14502 Brookhollow Blvd., #10  
San Antonio, Texas 78232  
Phone 210-495-6275  
Fax 210-495-6350

July 23, 2004

Michael Herrera  
Special Projects Coordinator  
City of San Antonio  
114 W. Commerce  
P.O. Box 839966  
78283-3966

RE: Enclave In The Woods Subdivision

Dear Michael:

Furnished herewith are eight copies of the revised Oakridge Village POADP. We made the changes that you had indicated in red on the earlier copy that you returned to us.

According to Cude Engineering, all that we lack to get referenced subdivision plat on the agenda is approval from Planning.

Please give me a call if you require anything else.

Thank you for your help on this matter.

Sincerely,

CMH Investments, Ltd  
By HANAN DEVELOPMENT COMPANY  
It's General Partner



Steven E. Hanan, President

Enclosures (8+1)

04 JUL 26 AM 6:55  
CITY OF SAN ANTONIO  
OFFICE OF PLANNING  
OFFICE OF DIRECTOR

## CMH INVESTMENTS, LTD.

14502 Brookhollow Blvd., #10  
San Antonio, Texas 78232  
Phone 210-495-6275  
Fax 210-495-6350

July 14, 2004

Michael Herrera  
Special Projects Coordinator  
City of San Antonio  
114 W. Commerce  
P.O. Box 839966  
78283-3966

RE: Enclave In The Woods Subdivision

Dear Michael:

Furnished herewith is one copy of the revised Oakridge Village POADP. As you requested, we have researched the records and have added all subdivision plats that we are aware of to the POADP. Areas that have not been platted are identified with the same 'use' that the original POADP indicated.

Please review same and let me know if you desire any changes. We will furnish your office with eight prints of the final document once we have your comments.

Thank you for your help on this matter.

Sincerely,

CMH Investments, Ltd  
By HANAN DEVELOPMENT COMPANY  
It's General Partner

  
Steven E. Hanan, President

Enclosures (1)

04 JUL 14 PM 12:45  
CITY OF SAN ANTONIO  
DEPT. OF PLANNING  
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*Provisional  
redline 7/21/04*